

IN THE UNITED STATES DISTRICT COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION

SECURITIES AND EXCHANGE  
COMMISSION,

*Plaintiff,*

vs.

MAURICIO CHAVEZ, GIORGIO  
BENVENUTO and CryptoFX, LLC,

*Defendants.*

CBT Group, LLC,

*Relief Defendant.*

CIVIL ACTION NO. 4:22-CV-03359

JUDGE ANDREW S. HANEN

**[PROPOSED] ORDER APPROVING RECEIVER'S UNOPPOSED MOTION FOR  
APPROVAL OF PRIVATE SALE OF REAL PROPERTY**

On November 3, 2023, John Lewis, Jr., the court-appointed Receiver for Mauricio Chavez, Giorgio Benvenuto, and CryptoFX, LLC, Defendants, and CBT Group, LLC, Relief Defendant, and their assets, filed an unopposed Motion for Approval of Private Sale of Real Property (“Motion”) located at S432500 Clear Creek Development Lot 1 Acres 25.132, Hempstead, Texas 77445 (“Subject Property”).

Having considered the Receiver’s Motion and all exhibits in support thereof, as well as previous pleadings filed by the Receiver, the Court finds that the Subject Property is part of the Receivership Estate. The Court further finds that the Receiver has complied with all requirements necessary for the sale of the subject property. Therefore, the Receiver’s Motion is hereby GRANTED.

Accordingly, IT IS HEREBY ORDERED that the Court approves the sale of the Subject Property as described in the Receiver's Motion.

IT IS SO ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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JUDGE ANDREW S. HANEN  
UNITED STATES DISTRICT JUDGE